HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: July 2008

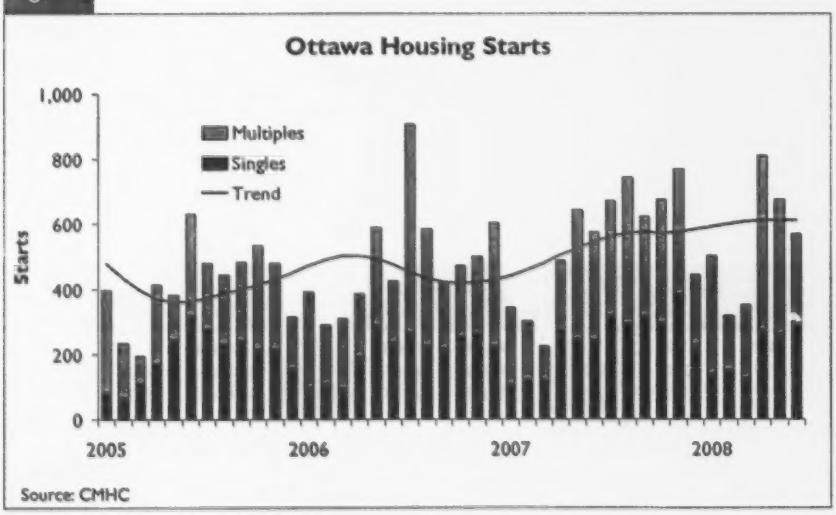
New Home Market

Double Digit Growth in New Home Starts During the Second Quarter

After an impressive start to the second quarter of 2008, starts in the month of June eased back posting a mild 1 per cent decline, down from 576 units in June 2007 to 570 units a year later. Nevertheless, the second quarter of 2008 has kept a robust pace of growth in total starts, bringing 2,060 new units to the Ottawa Census Metropolitan Area (CMA) new home market for yet another quarterly double-digit growth rate of 20.6 per cent. This further maintains a solid 25.3 per cent year-to-date growth from 2007.

All major market segments experienced strong rates of growth in the

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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second quarter. Townhomes and condominium apartments led the way increasing by 31.2 per cent and 29.7 per cent respectively compared to the same period in 2007. Year-to-date, these segments grew strongly by 52.2 per cent and 32.5 per cent respectively compared to last year. This trend contributes to the growing market preference for higher-density dwellings, which have so far accounted for 61.2 per cent of total new starts brought to the Ottawa market during 2008.

In June, new starts for higher-priced single detached properties rebounded to achieve the strongest jump since February this year, rising 21.4 per cent from June 2007 with 295 new units built. This contributes to a healthy 8.3 per cent growth rate for the second quarter and a year-to-date growth of 11.2 per cent, compared to the same periods last year, despite growing consumer uncertainty.

The area of Nepean, although down 12.9 per cent from last June, has dominated the new construction activity during this month of June with 155 new starts, or 27 per cent of total activity. In relative terms, the highest increase came from Kanata, where 53 new units were added to the market, thus posting a solid 112 per cent growth compared to June 2007. Nepean and Kanata are growing in popularity among young families as they offer new properties at relatively more affordable prices, despite longer commuting times.

Of the total number of new units during the second quarter, Cumberland and Nepean added each 20 per cent, while Kanata increased its stock by 16.9 per cent. Year-to-date activity has been dominated by Nepean with 755 new units, of which 48 per cent were townhomes, with total activity rising 14.6 per cent compared to the first half of 2007.

The most solid year-to-date relative performances, however, were seen in Kanata and Cumberland with 126.1 per cent and a 64.2 per cent growth compared to 2007, respectively. Year-to-date, 38.8 per cent of new starts were single-detached, 31.1 per cent were townhomes, and 23 per cent were condominium apartments.

Resale Market[2]

Healthy Employment Levels Support Second Quarter Growth

While many regional housing markets in Canada have been shaken by the current economic slowdown, the Ottawa resale market has once again managed to grow in June. This month housing demand rose by 3.1 per cent compared to last year and contributed to the 5,152 transactions closed during the second quarter, up 2.1 per cent from last year.

Even though year-to-date sales actually declined 3.3 per cent from a year ago, down to 7,875 from 8,143, such level of sales is still an exceptional performance, especially after a record year in 2007. Indeed, despite the slow resale activity in the first quarter, this second quarter confirms that healthy economic activity is strengthening consumer confidence and therefore house purchase intentions.

During the second quarter of 2008, the resale market has seen 8,113 new properties put on the market,

Figure 2

	SALES						PRICES ($)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
UNIT TYPE	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.
SINGLE- DETACHED	**1,027**	**944**	**8.8**	**4,632**	**4,735**	**-2.2**	**335,395**	**316,253**	**6.1**	**329,296**	**309,170**	**6.5**
Bungalow	*288*	*266*	*8.3*	*1,333*	*1,360*	*-2.0*	*281,666*	*266,818*	*5.6*	*283,526*	*268,525*	*5.6*
Two-Storey	*539*	*465*	*15.9*	*2,347*	*2,367*	*-0.8*	*373,485*	*364,445*	*2.5*	*368,288*	*348,501*	*5.7*
Other	*200*	*213*	*-6.1*	*952*	*1,008*	*-5.6*	*310,114*	*272,782*	*13.7*	*297,255*	*271,652*	*9.4*
ROW	**221**	**249**	**-11.2**	**1,125**	**1,197**	**-6.0**	**259,995**	**244,781**	**6.2**	**259,425**	**241,848**	**7.3**
SEMI	**91**	**92**	**-1.1**	**474**	**527**	**-10.1**	**282,559**	**273,612**	**3.3**	**280,711**	**267,239**	**5.0**
CONDOMINIUM	**352**	**355**	**-0.8**	**1,644**	**1,684**	**-2.4**	**219,072**	**204,823**	**7**	**214,795**	**198,354**	**8.3**
Apartment	*169*	*183*	*-7.7*	*790*	*839*	*-5.8*	*249,728*	*226,126*	*10.4*	*242,032*	*221,435*	*9.3*
Row	*182*	*171*	*6.4*	*840*	*836*	*0.5*	*190,526*	*181,645*	*4.9*	*187,921*	*173,916*	*8.1*
Other	*1*	*1*	*0.0*	*14*	*9*	*55.6*	*233,500*	*270,000*	*-13.5*	*290,321*	*316,767*	*-8.3*
TOTAL	1,691	1,640	3.1	7,875	8,143	-3.3	298,484	278,889	7.0	292,487	271,643	6.9

Source: Ottawa Real Estate Board

[2] Analysis includes freehold and condominium dwelling types only.

equivalent to a jump of 15 per cent growth in new listings compared to the same period in 2007. Nevertheless, after a slow start in new listings during the first three months of 2008, year-to-date supply grew by just 3.13 per cent from a year ago.

The year-to-date balance between supply and demand explains the 7.4 per cent year-to-date growth in average prices when compared to last year, now sitting at $292,487. This enables Ottawa's resale market to still remain anchored within sellers' territory, as the growth in average price outpaced the rate of inflation. Year-to-date, single-detached houses commanded an average price of $329,296, up by a resilient 6.5 per cent from 2007, while townhomes sold for $259,425, up 7.3 per cent.

While the resale market for freehold properties is starting to move towards a more balanced market, warmer activity levels were seen for the increasingly popular and more affordable condominium apartments segment.

Leading in price gains with 9.3 per cent compared to the first half of 2007, condominium apartments remain deep within seller's territory, now selling for an average price of $242,032. Clearly, this segment offers an attractive alternative to young professionals as well as to baby-boomers, who tend to benefit from the better affordability and proximity to the core and its amenities amid soaring prices at the pump.

Although the area of Orleans registered flat growth when compared to the first half of 2007, it leads the Ottawa region with1,153 units sold. Following a positive trend, Stittsville stood out with the highest year-to-date relative sales growth of 7 per cent. Although this contrasts the negative growth in all other urban areas in Ottawa, year-to-date sales remain strong and well above 2006 levels for the first half of 2008.

The year-to-date gain in prices compared to last year followed a widespread upward trend, with Orleans, Barrhaven, Downtown, and Southeast leading the pack by rising between 9 and 10 per cent from last year.

Economic Factors Affecting Demand

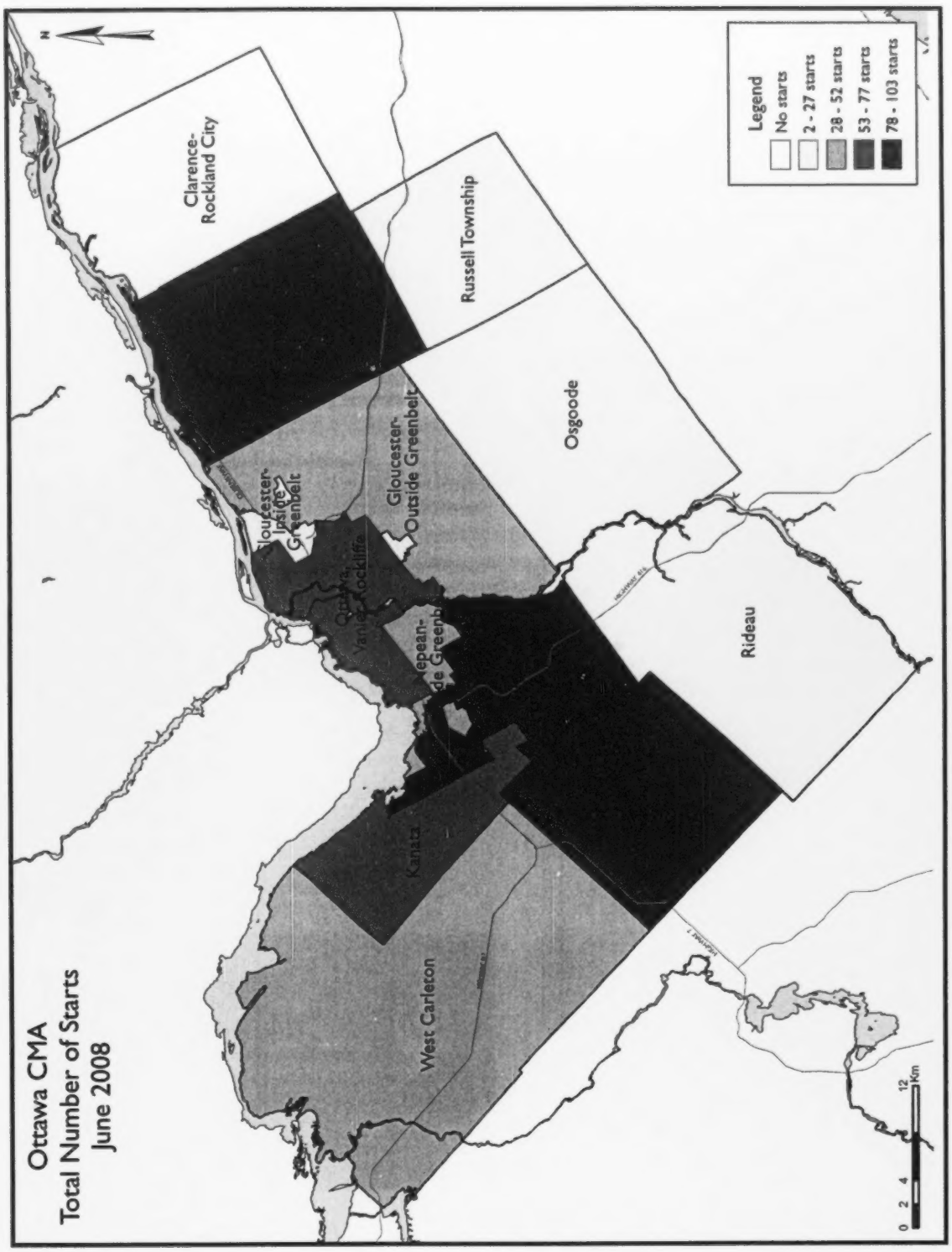
Resilient Employment Growth Sustains Healthy Housing Demand

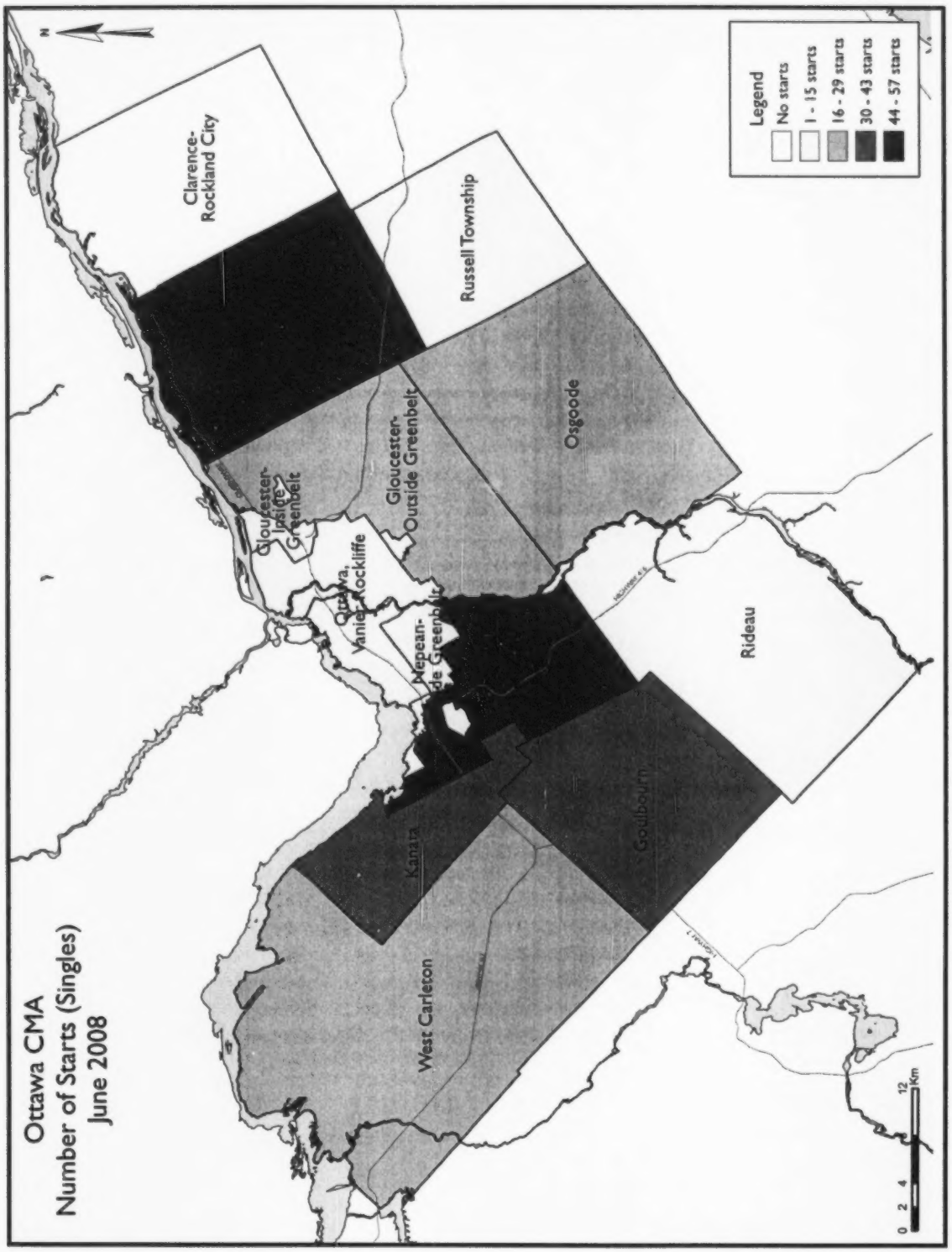
The month of June saw a surprising 6,000 net gain in new jobs created representing, on a seasonally adjusted basis, the steepest monthly jump in employment since September of last year and posting a healthy 2.3 per cent increase in year-over-year employment growth.

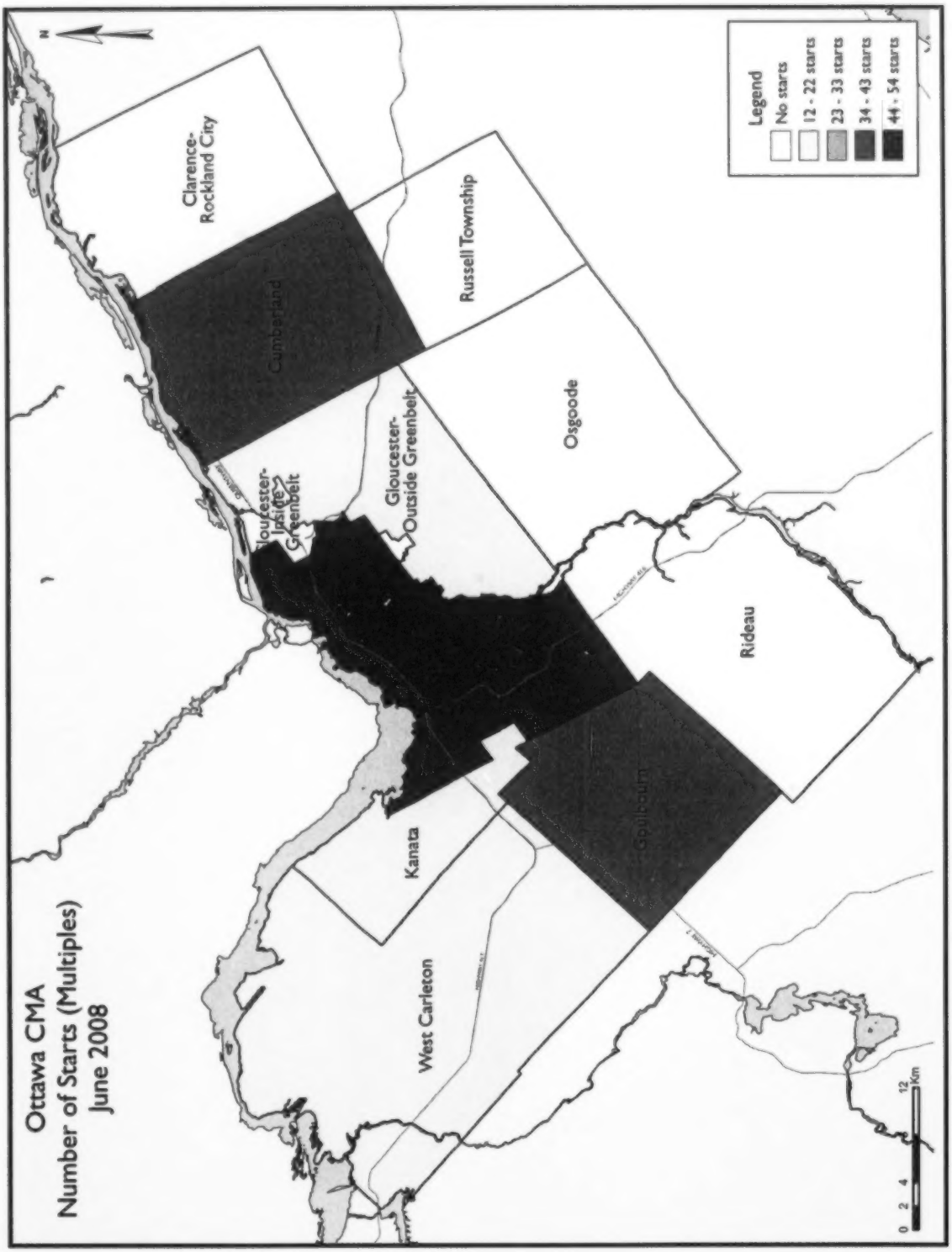
Such solid labour market performance in Ottawa contrasts sharply with both national trends and widespread cooling expectations. This excellent development was largely due to strong gains in the services sector and particularly in the public administration sector, which grew by 23.5 per cent during the second quarter and 19.8 per cent year-to-date, compared to the same time periods in 2007. These trends continue to strengthen economic fundamentals that support the local housing market.

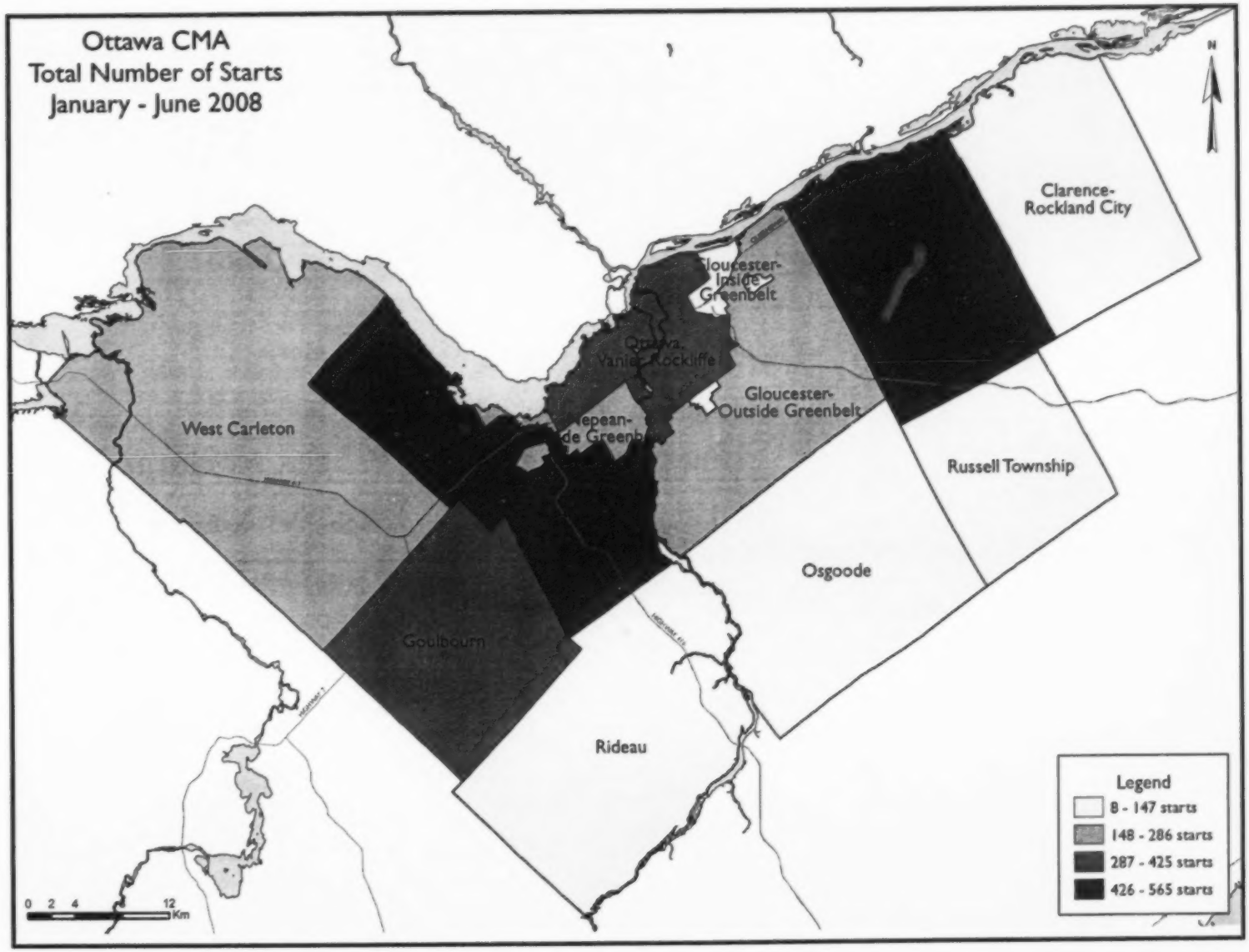
On the other hand, employment within the manufacturing sector has experienced a year-to-date decline, shedding 13.8 per cent people employed compared to the first half of 2007. However, the proportion of individuals employed in this sector still remains just about 6 per cent of total employment in the Capital City.

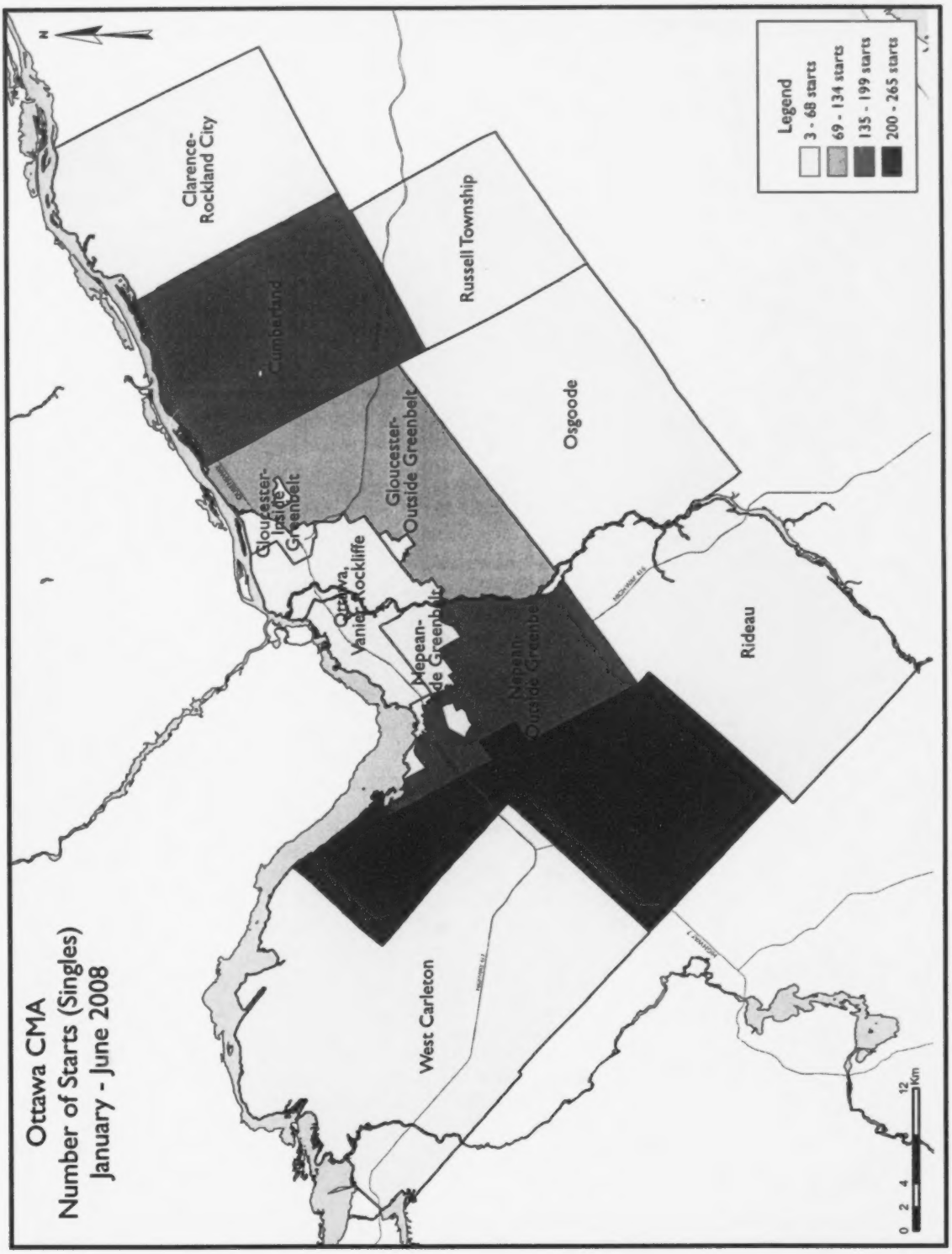
The main driver of employment growth for the first half of 2008 was full-time employment, which rose 4.5 per cent, as opposed to part time employment which remained flat at 0.8 per cent, compared to the first six months of 2007. Furthermore, the age group that benefited the most from full time employment growth was that at the prime home demand age from 25 to 44 years old.

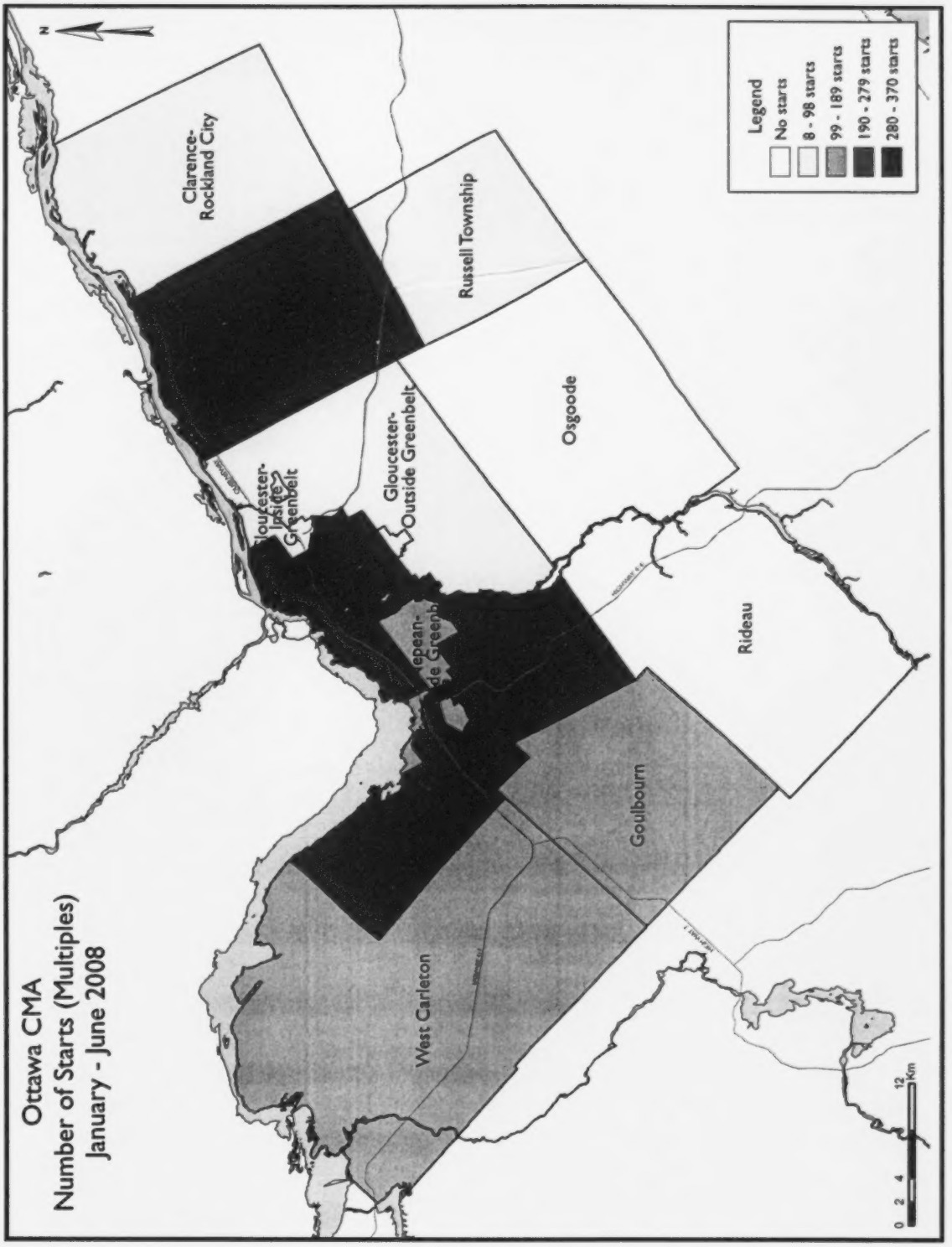

Ottawa CMA
Total Number of Starts
June 2008
Legend
No starts
2 - 27 starts
28 - 52 starts
53 - 77 starts
78 - 103 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
Kanata
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
June 2008
Legend
No starts
1 - 15 starts
16 - 29 starts
30 - 43 starts
44 - 57 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa-Vanier-Rockcliffe
Orleans-Cumberland Greenbelt
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
June 2008
Legend
No starts
12 - 22 starts
23 - 33 starts
34 - 43 starts
44 - 54 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - June 2008
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa-
Vanier-Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
8 - 147 starts
148 - 286 starts
287 - 425 starts
426 - 565 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - June 2008
Legend
3 - 68 starts
69 - 134 starts
135 - 199 starts
200 - 265 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-de Greenbelt
Nepean-Outside Greenbelt
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - June 2008
Legend
No starts
8 - 98 starts
99 - 189 starts
190 - 279 starts
280 - 370 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2008	295	26	201	0	0	48	0	0	570
June 2007	243	16	146	0	16	155	0	0	576
% Change	21.4	62.5	37.7	n/a	-100.0	-69.0	n/a	n/a	-1.0
Year-to-date 2008	1,253	82	1,019	0	10	733	0	133	3,230
Year-to-date 2007	1,127	108	710	0	67	413	0	153	2,578
% Change	11.2	-24.1	43.5	n/a	-85.1	77.5	n/a	-13.1	25.3
UNDER CONSTRUCTION									
June 2008	1,773	130	1,530	0	64	1,845	13	313	5,668
June 2007	1,484	141	983	0	83	1,466	45	156	4,358
% Change	19.5	-7.8	55.6	n/a	-22.9	25.9	-71.1	100.6	30.1
COMPLETIONS									
June 2008	271	32	189	0	0	53	2	0	547
June 2007	191	20	117	0	0	407	30	20	785
% Change	41.9	60.0	61.5	n/a	n/a	-87.0	-93.3	-100.0	-30.3
Year-to-date 2008	1,317	132	696	0	17	352	18	30	2,562
Year-to-date 2007	1,009	156	556	0	26	597	38	20	2,402
% Change	30.5	-15.4	25.2	n/a	-34.6	-41.0	-52.6	50.0	6.7
COMPLETED & NOT ABSORBED									
June 2008	26	6	78	0	1	163	3	15	292
June 2007	55	21	58	0	6	179	18	37	374
% Change	-52.7	-71.4	34.5	n/a	-83.3	-8.9	-83.3	-59.5	-21.9
ABSORBED									
June 2008	268	34	188	0	1	86	2	3	582
June 2007	210	26	99	0	0	304	14	27	680
% Change	27.6	30.8	89.9	n/a	n/a	-71.7	-85.7	-88.9	-14.4
Year-to-date 2008	1,333	143	715	0	22	414	4	5	2,636
Year-to-date 2007	1,039	161	562	0	32	497	23	39	2,353
% Change	28.3	-11.2	27.2	n/a	-31.3	-16.7	-82.6	-87.2	12.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
June 2008	287	26	201	0	0	48	0	0	562
June 2007	203	16	146	0	16	155	0	0	536
Ottawa, Vanier, Rockcliffe									
June 2008	8	16	38	0	0	0	0	0	62
June 2007	8	6	13	0	0	38	0	0	65
Nepean inside greenbelt									
June 2008	1	0	3	0	0	48	0	0	52
June 2007	1	0	19	0	0	69	0	0	89
Nepean outside greenbelt									
June 2008	57	0	46	0	0	0	0	0	103
June 2007	35	2	16	0	0	36	0	0	89
Gloucester inside greenbelt									
June 2008	13	0	0	0	0	0	0	0	13
June 2007	7	0	13	0	0	0	0	0	20
Gloucester outside greenbelt									
June 2008	25	2	18	0	0	0	0	0	45
June 2007	17	0	22	0	0	0	0	0	39
Kanata									
June 2008	41	0	12	0	0	0	0	0	53
June 2007	15	4	6	0	0	0	0	0	25
Cumberland									
June 2008	57	2	33	0	0	0	0	0	92
June 2007	31	4	22	0	16	0	0	0	73
Goulbourn									
June 2008	43	6	34	0	0	0	0	0	83
June 2007	53	0	35	0	0	12	0	0	100
West Carleton									
June 2008	19	0	17	0	0	0	0	0	36
June 2007	7	0	0	0	0	0	0	0	7
Rideau									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	7	0	0	0	0	0	0	0	7
Osgoode									
June 2008	21	0	0	0	0	0	0	0	21
June 2007	22	0	0	0	0	0	0	0	22
Clarence-Rockland City									
June 2008	0	0	0	0	0	0	0	0	0
June 2007	27	0	0	0	0	0	0	0	27
Russell Township									
June 2008	8	0	0	0	0	0	0	0	8
June 2007	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
June 2008	295	26	201	0	0	48	0	0	570
June 2007	243	16	146	0	16	155	0	0	576

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
June 2008	1,697	128	1,530	0	64	1,803	11	298	5,531
June 2007	1,370	137	983	0	83	1,466	41	156	4,236
Ottawa, Vanier, Rockcliffe									
June 2008	73	44	90	0	0	1,179	3	117	1,506
June 2007	70	27	67	0	3	967	0	120	1,254
Nepean inside greenbelt									
June 2008	6	2	56	0	0	235	0	0	299
June 2007	11	20	56	0	12	69	0	0	168
Nepean outside greenbelt									
June 2008	303	8	416	0	0	48	0	0	775
June 2007	282	12	241	0	23	162	0	0	720
Gloucester inside greenbelt									
June 2008	32	6	102	0	0	18	0	48	206
June 2007	32	4	53	0	0	156	0	36	281
Gloucester outside greenbelt									
June 2008	184	2	103	0	0	42	8	0	339
June 2007	122	40	120	0	0	26	41	0	349
Kanata									
June 2008	310	10	220	0	0	0	0	133	673
June 2007	150	18	151	0	13	22	0	0	354
Cumberland									
June 2008	271	18	292	0	64	185	0	0	830
June 2007	226	4	160	0	32	28	0	0	450
Goulbourn									
June 2008	340	36	115	0	0	96	0	0	587
June 2007	310	12	135	0	0	36	0	0	493
West Carleton									
June 2008	71	0	136	0	0	0	0	0	207
June 2007	56	0	0	0	0	0	0	0	56
Rideau									
June 2008	24	0	0	0	0	0	0	0	24
June 2007	28	0	0	0	0	0	0	0	28
Osgoode									
June 2008	83	2	0	0	0	0	0	0	85
June 2007	83	0	0	0	0	0	0	0	83
Clarence-Rockland City									
June 2008	35	2	0	0	0	34	2	15	88
June 2007	58	2	0	0	0	0	4	0	64
Russell Township									
June 2008	41	0	0	0	0	8	0	0	49
June 2007	56	2	0	0	0	0	0	0	58
Ottawa-Gatineau CMA (Ontario portion)									
June 2008	1,773	130	1,530	0	64	1,845	13	313	5,668
June 2007	1,484	141	983	0	83	1,466	45	156	4,358

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
June 2008	268	32	189	0	0	53	2	0	544
June 2007	176	20	117	0	0	407	30	20	770
Ottawa, Vanier, Rockcliffe									
June 2008	4	18	13	0	0	41	2	0	78
June 2007	11	4	12	0	0	369	2	0	398
Nepean inside greenbelt									
June 2008	0	0	20	0	0	0	0	0	20
June 2007	2	2	0	0	0	0	0	0	4
Nepean outside greenbelt									
June 2008	69	0	45	0	0	0	0	0	114
June 2007	37	0	32	0	0	12	0	0	81
Gloucester inside greenbelt									
June 2008	5	4	21	0	0	0	0	0	30
June 2007	8	2	0	0	0	0	0	20	30
Gloucester outside greenbelt									
June 2008	21	0	14	0	0	0	0	0	35
June 2007	31	0	16	0	0	0	28	0	75
Kanata									
June 2008	30	2	46	0	0	0	0	0	78
June 2007	14	4	24	0	0	10	0	0	52
Cumberland									
June 2008	36	0	21	0	0	0	0	0	57
June 2007	21	2	29	0	0	16	0	0	68
Goulbourn									
June 2008	81	8	9	0	0	12	0	0	110
June 2007	32	6	4	0	0	0	0	0	42
West Carleton									
June 2008	10	0	0	0	0	0	0	0	10
June 2007	7	0	0	0	0	0	0	0	7
Rideau									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	2	0	0	0	0	0	0	0	2
Osgoode									
June 2008	10	0	0	0	0	0	0	0	10
June 2007	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	11	0	0	0	0	0	0	0	11
Russell Township									
June 2008	1	0	0	0	0	0	0	0	1
June 2007	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
June 2008	271	32	189	0	0	53	2	0	547
June 2007	191	20	117	0	0	407	30	20	785

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
June 2008	25	6	78	0	1	163	3	15	291
June 2007	51	21	58	0	6	179	18	37	370
Ottawa, Vanier, Rockcliffe									
June 2008	1	4	6	0	0	108	0	15	134
June 2007	7	6	4	0	0	126	0	37	180
Nepean inside greenbelt									
June 2008	0	0	5	0	0	20	0	0	25
June 2007	0	4	0	0	0	34	0	0	38
Nepean outside greenbelt									
June 2008	0	0	18	0	1	20	1	0	40
June 2007	1	4	16	0	2	14	1	0	38
Gloucester inside greenbelt									
June 2008	0	1	4	0	0	8	0	0	13
June 2007	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
June 2008	2	0	13	0	0	3	2	0	20
June 2007	6	0	15	0	0	0	17	0	38
Kanata									
June 2008	1	0	9	0	0	0	0	0	10
June 2007	1	4	14	0	4	4	0	0	27
Cumberland									
June 2008	6	0	11	0	0	1	0	0	18
June 2007	5	0	7	0	0	1	0	0	13
Goulbourn									
June 2008	3	1	12	0	0	3	0	0	19
June 2007	7	3	2	0	0	0	0	0	12
West Carleton									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	2	0	0	0	0	0	0	0	2
Rideau									
June 2008	0	0	0	0	0	0	0	0	0
June 2007	4	0	0	0	0	0	0	0	4
Osgoode									
June 2008	10	0	0	0	0	0	0	0	10
June 2007	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
June 2008	0	0	0	0	0	0	0	0	0
June 2007	2	0	0	0	0	0	0	0	2
Russell Township									
June 2008	1	0	0	0	0	0	0	0	1
June 2007	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
June 2008	26	6	78	0	1	163	3	15	292
June 2007	55	21	58	0	6	179	18	37	374

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
June 2008	264	34	188	0	1	86	2	3	578
June 2007	193	26	99	0	0	304	14	27	663
Ottawa, Vanier, Rockcliffe									
June 2008	4	17	15	0	0	70	2	3	111
June 2007	12	7	10	0	0	264	3	7	303
Nepean inside greenbelt									
June 2008	0	0	20	0	0	0	0	0	20
June 2007	2	2	0	0	0	0	0	0	4
Nepean outside greenbelt									
June 2008	69	0	44	0	0	1	0	0	114
June 2007	44	1	27	0	0	14	0	0	86
Gloucester inside greenbelt									
June 2008	5	3	20	0	0	0	0	0	28
June 2007	7	2	0	0	0	0	0	20	29
Gloucester outside greenbelt									
June 2008	21	0	14	0	0	0	0	0	35
June 2007	32	3	10	0	0	0	11	0	56
Kanata									
June 2008	31	5	43	0	1	1	0	0	81
June 2007	17	5	22	0	0	11	0	0	55
Cumberland									
June 2008	33	0	21	0	0	0	0	0	54
June 2007	23	2	25	0	0	15	0	0	65
Goulbourn									
June 2008	80	9	11	0	0	14	0	0	114
June 2007	33	4	5	0	0	0	0	0	42
West Carleton									
June 2008	10	0	0	0	0	0	0	0	10
June 2007	8	0	0	0	0	0	0	0	8
Rideau									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	3	0	0	0	0	0	0	0	3
Osgoode									
June 2008	9	0	0	0	0	0	0	0	9
June 2007	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	13	0	0	0	0	0	0	0	13
Russell Township									
June 2008	2	0	0	0	0	0	0	0	2
June 2007	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
June 2008	268	34	188	0	1	86	2	3	582
June 2007	210	26	99	0	0	304	14	27	680

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	% Change
Ottawa City	287	203	26	16	185	154	64	163	562	536	4.9
Ottawa, Vanier, Rockcliffe	8	8	16	6	30	13	8	38	62	65	-4.6
Nepean inside greenbelt	1	1	0	0	3	11	48	77	52	89	-41.6
Nepean outside greenbelt	57	35	0	2	42	16	4	36	103	89	15.7
Gloucester inside greenbelt	13	7	0	0	0	13	0	0	13	20	-35.0
Gloucester outside greenbelt	25	17	2	0	18	22	0	0	45	39	15.4
Kanata	41	15	0	4	12	6	0	0	53	25	112.0
Cumberland	57	31	2	4	33	38	0	0	92	73	26.0
Goulbourn	43	53	6	0	34	35	0	12	83	100	-17.0
West Carleton	19	7	0	0	13	0	4	0	36	7	**
Rideau	2	7	0	0	0	0	0	0	2	7	-71.4
Osgoode	21	22	0	0	0	0	0	0	21	22	-4.5
Clarence-Rockland City	0	27	0	0	0	0	0	0	0	27	-100.0
Russell Township	8	13	0	0	0	0	0	0	8	13	-38.5
Ottawa-Gatineau CMA (Ontario Portion)	295	243	26	16	185	154	64	163	570	576	-1.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	1,191	1,016	82	104	1,013	757	840	586	3,126	2,463	26.9
Ottawa, Vanier, Rockcliffe	30	46	28	12	41	37	292	303	391	398	-1.8
Nepean inside greenbelt	3	6	2	18	41	48	144	89	190	161	18.0
Nepean outside greenbelt	195	195	4	12	332	197	34	94	565	498	13.5
Gloucester inside greenbelt	23	34	4	0	44	37	0	64	71	135	-47.4
Gloucester outside greenbelt	134	120	4	36	42	94	52	0	232	250	-7.2
Kanata	235	105	4	14	148	111	133	0	520	230	126.1
Cumberland	193	155	4	4	177	157	145	0	519	316	64.2
Goulbourn	265	237	32	8	72	76	36	36	405	357	13.4
West Carleton	50	33	0	0	116	0	4	0	170	33	**
Rideau	8	16	0	0	0	0	0	0	8	16	-50.0
Osgoode	55	69	0	0	0	0	0	0	55	69	-20.3
Clarence-Rockland City	31	61	0	2	0	0	34	0	65	63	3.2
Russell Township	31	50	0	2	0	0	8	0	39	52	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	1,253	1,127	82	108	1,013	757	882	586	3,230	2,578	25.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Ottawa City	185	154	0	0	64	163	0	0
Ottawa, Vanier, Rockcliffe	30	13	0	0	8	38	0	0
Nepean inside greenbelt	3	11	0	0	48	77	0	0
Nepean outside greenbelt	42	16	0	0	4	36	0	0
Gloucester inside greenbelt	0	13	0	0	0	0	0	0
Gloucester outside greenbelt	18	22	0	0	0	0	0	0
Kanata	12	6	0	0	0	0	0	0
Cumberland	33	38	0	0	0	0	0	0
Goulbourn	34	35	0	0	0	12	0	0
West Carleton	13	0	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	185	154	0	0	64	163	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,013	757	0	0	707	433	133	153
Ottawa, Vanier, Rockcliffe	41	37	0	0	292	186	0	117
Nepean inside greenbelt	41	48	0	0	144	89	0	0
Nepean outside greenbelt	332	197	0	0	34	94	0	0
Gloucester inside greenbelt	44	37	0	0	0	28	0	36
Gloucester outside greenbelt	42	94	0	0	52	0	0	0
Kanata	148	111	0	0	0	0	133	0
Cumberland	177	157	0	0	145	0	0	0
Goulbourn	72	76	0	0	36	36	0	0
West Carleton	116	0	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	34	0	0	0
Russell Township	0	0	0	0	8	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,013	757	0	0	749	433	133	153

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Ottawa City	514	365	48	171	0	0	562	536
Ottawa, Vanier, Rockcliffe	62	27	0	38	0	0	62	65
Nepean inside greenbelt	4	20	48	69	0	0	52	89
Nepean outside greenbelt	103	53	0	36	0	0	103	89
Gloucester inside greenbelt	13	20	0	0	0	0	13	20
Gloucester outside greenbelt	45	39	0	0	0	0	45	39
Kanata	53	25	0	0	0	0	53	25
Cumberland	92	57	0	16	0	0	92	73
Goulbourn	83	88	0	12	0	0	83	100
West Carleton	36	7	0	0	0	0	36	7
Rideau	2	7	0	0	0	0	2	7
Osgoode	21	22	0	0	0	0	21	22
Clarence-Rockland City	0	27	0	0	0	0	0	27
Russell Township	8	13	0	0	0	0	8	13
Ottawa-Gatineau CMA (Ontario Portion)	522	405	48	171	0	0	570	576

Table 2.5: Starts by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,292	1,830	701	480	133	153	3,126	2,463
Ottawa, Vanier, Rockcliffe	107	95	284	186	0	117	391	398
Nepean inside greenbelt	46	80	144	81	0	0	190	161
Nepean outside greenbelt	525	381	40	117	0	0	565	498
Gloucester inside greenbelt	71	71	0	28	0	36	71	135
Gloucester outside greenbelt	180	250	52	0	0	0	232	250
Kanata	387	230	0	0	133	0	520	230
Cumberland	374	284	145	32	0	0	519	316
Goulbourn	369	321	36	36	0	0	405	357
West Carleton	170	33	0	0	0	0	170	33
Rideau	8	16	0	0	0	0	8	16
Osgoode	55	69	0	0	0	0	55	69
Clarence-Rockland City	31	63	34	0	0	0	65	63
Russell Township	31	52	8	0	0	0	39	52
Ottawa-Gatineau CMA (Ontario Portion)	2,354	1,945	743	480	133	153	3,230	2,578

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	% Change
Ottawa City	268	176	34	22	189	145	53	427	544	770	-29.4
Ottawa, Vanier, Rockcliffe	4	11	20	6	13	12	41	369	78	398	-80.4
Nepean inside greenbelt	0	2	0	2	20	0	0	0	20	4	**
Nepean outside greenbelt	69	37	0	0	45	32	0	12	114	81	40.7
Gloucester inside greenbelt	5	8	4	2	21	0	0	20	30	30	0.0
Gloucester outside greenbelt	21	31	0	0	14	44	0	0	35	75	-53.3
Kanata	30	14	2	4	46	24	0	10	78	52	50.0
Cumberland	36	21	0	2	21	29	0	16	57	68	-16.2
Goulbourn	81	32	8	6	9	4	12	0	110	42	161.9
West Carleton	10	7	0	0	0	0	0	0	10	7	42.9
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	10	11	0	0	0	0	0	0	10	11	-9.1
Clarence-Rockland City	2	11	0	0	0	0	0	0	2	11	-81.8
Russell Township	1	4	0	0	0	0	0	0	1	4	-75.0
Ottawa-Gatineau CMA (Ontario Portion)	271	191	34	22	189	145	53	427	547	785	-30.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	1,223	923	138	160	725	612	368	618	2,454	2,313	6.1
Ottawa, Vanier, Rockcliffe	46	62	36	30	22	60	252	404	356	556	-36.0
Nepean inside greenbelt	6	5	6	20	66	0	8	0	86	25	**
Nepean outside greenbelt	280	232	4	4	109	150	72	108	465	494	-5.9
Gloucester inside greenbelt	32	28	8	10	87	10	0	20	127	68	86.8
Gloucester outside greenbelt	120	118	22	44	57	69	0	0	199	231	-13.9
Kanata	149	93	26	22	160	154	0	30	335	299	12.0
Cumberland	177	138	10	2	141	140	0	56	328	336	-2.4
Goulbourn	276	124	26	28	83	29	36	0	421	181	132.6
West Carleton	46	42	0	0	0	0	0	0	46	42	9.5
Rideau	18	13	0	0	0	0	0	0	18	13	38.5
Osgoode	73	68	0	0	0	0	0	0	73	68	7.4
Clarence-Rockland City	58	64	0	0	0	0	0	1	58	65	-10.8
Russell Township	36	22	0	2	0	0	14	0	50	24	108.3
Ottawa-Gatineau CMA (Ontario Portion)	1,317	1,009	138	162	725	612	382	619	2,562	2,402	6.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Ottawa City	189	117	0	28	53	407	0	20
Ottawa, Vanier, Rockcliffe	13	12	0	0	41	369	0	0
Nepean inside greenbelt	20	0	0	0	0	0	0	0
Nepean outside greenbelt	45	32	0	0	0	12	0	0
Gloucester inside greenbelt	21	0	0	0	0	0	0	20
Gloucester outside greenbelt	14	16	0	28	0	0	0	0
Kanata	46	24	0	0	0	10	0	0
Cumberland	21	29	0	0	0	16	0	0
Goulbourn	9	4	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	189	117	0	28	53	407	0	20

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	711	578	14	34	338	598	30	20
Ottawa, Vanier, Rockcliffe	22	54	0	6	222	404	30	0
Nepean inside greenbelt	66	0	0	0	8	0	0	0
Nepean outside greenbelt	109	150	0	0	72	108	0	0
Gloucester inside greenbelt	73	10	14	0	0	0	0	20
Gloucester outside greenbelt	57	41	0	28	0	0	0	0
Kanata	160	154	0	0	0	30	0	0
Cumberland	141	140	0	0	0	56	0	0
Goulbourn	83	29	0	0	36	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	711	578	14	34	352	599	30	20

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007	June 2008	June 2007
Ottawa City	489	313	53	407	2	50	544	770
Ottawa, Vanier, Rockcliffe	35	27	41	369	2	2	78	398
Nepean inside greenbelt	20	4	0	0	0	0	20	4
Nepean outside greenbelt	114	69	0	12	0	0	114	81
Gloucester inside greenbelt	30	10	0	0	0	20	30	30
Gloucester outside greenbelt	35	47	0	0	0	28	35	75
Kanata	78	42	0	10	0	0	78	52
Cumberland	57	52	0	16	0	0	57	68
Goulbourn	98	42	12	0	0	0	110	42
West Carleton	10	7	0	0	0	0	10	7
Rideau	2	2	0	0	0	0	2	2
Osgoode	10	11	0	0	0	0	10	11
Clarence-Rockland City	2	11	0	0	0	0	2	11
Russell Township	1	4	0	0	0	0	1	4
Ottawa-Gatineau CMA (Ontario Portion)	492	328	53	407	2	50	547	785

Table 3.5: Completions by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,051	1,634	355	623	48	56	2,454	2,313
Ottawa, Vanier, Rockcliffe	100	145	222	403	34	8	356	556
Nepean inside greenbelt	66	25	20	0	0	0	86	25
Nepean outside greenbelt	390	386	75	108	0	0	465	494
Gloucester inside greenbelt	113	48	0	0	14	20	127	68
Gloucester outside greenbelt	199	203	0	0	0	28	199	231
Kanata	333	259	2	40	0	0	335	299
Cumberland	328	264	0	72	0	0	328	336
Goulbourn	385	181	36	0	0	0	421	181
West Carleton	46	42	0	0	0	0	46	42
Rideau	18	13	0	0	0	0	18	13
Osgoode	73	68	0	0	0	0	73	68
Clarence-Rockland City	58	65	0	0	0	0	58	65
Russell Township	36	22	14	0	0	2	50	24
Ottawa-Gatineau CMA (Ontario Portion)	2,145	1,721	369	623	48	58	2,562	2,402

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
June 2008	5	1.9	47	17.8	117	44.3	54	20.5	41	15.5	264	364,650	399,906
June 2007	1	0.5	32	16.6	86	44.6	47	24.4	27	14.0	193	378,600	407,102
Year-to-date 2008	13	1.1	211	17.1	561	45.4	271	21.9	180	14.6	1,236	365,000	407,106
Year-to-date 2007	15	1.6	99	10.4	450	47.4	270	28.5	115	12.1	949	379,500	410,539
Ottawa, Vanier, Rockcliffe													
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2007	0	0.0	0	0.0	2	16.7	1	8.3	9	75.0	12	635,900	610,183
Year-to-date 2008	0	0.0	1	2.2	2	4.3	7	15.2	36	78.3	46	675,000	785,759
Year-to-date 2007	1	1.5	2	3.0	14	21.2	16	24.2	33	50.0	66	502,700	544,676
Nepean inside greenbelt													
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Nepean outside greenbelt													
June 2008	0	0.0	1	1.4	35	50.7	22	31.9	11	15.9	69	383,900	411,849
June 2007	0	0.0	6	13.6	25	56.8	9	20.5	4	9.1	44	371,900	391,743
Year-to-date 2008	0	0.0	24	8.4	139	48.8	93	32.6	29	10.2	285	383,900	407,208
Year-to-date 2007	0	0.0	34	14.1	118	49.0	70	29.0	19	7.9	241	374,900	388,091
Gloucester inside greenbelt													
June 2008	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
June 2007	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
Year-to-date 2008	0	0.0	1	3.0	23	69.7	7	21.2	2	6.1	33	370,600	395,924
Year-to-date 2007	0	0.0	1	3.8	12	46.2	9	34.6	4	15.4	26	399,600	449,550
Gloucester outside greenbelt													
June 2008	0	0.0	2	9.5	11	52.4	6	28.6	2	9.5	21	363,900	375,395
June 2007	0	0.0	3	9.4	12	37.5	17	53.1	0	0.0	32	404,750	391,740
Year-to-date 2008	0	0.0	4	3.3	60	50.0	47	39.2	9	7.5	120	393,700	407,486
Year-to-date 2007	1	0.8	6	4.8	58	46.8	56	45.2	3	2.4	124	395,990	396,437
Kanata													
June 2008	0	0.0	1	3.2	14	45.2	8	25.8	8	25.8	31	407,400	470,061
June 2007	0	0.0	1	5.9	5	29.4	5	29.4	6	35.3	17	416,900	463,629
Year-to-date 2008	0	0.0	27	17.8	70	46.1	34	22.4	21	13.8	152	352,900	396,660
Year-to-date 2007	0	0.0	6	6.1	57	58.2	23	23.5	12	12.2	98	356,650	404,414
Cumberland													
June 2008	0	0.0	14	42.4	10	30.3	7	21.2	2	6.1	33	330,900	355,867
June 2007	0	0.0	9	39.1	11	47.8	2	8.7	1	4.3	23	309,900	330,670
Year-to-date 2008	2	1.1	50	27.5	102	56.0	26	14.3	2	1.1	182	329,450	339,840
Year-to-date 2007	8	5.5	24	16.6	92	63.4	16	11.0	5	3.4	145	329,600	342,564
Goulbourn													
June 2008	5	6.3	27	33.8	40	50.0	5	6.3	3	3.8	80	309,445	339,141
June 2007	0	0.0	11	33.3	19	57.6	3	9.1	0	0.0	33	330,900	329,305
Year-to-date 2008	7	2.5	96	34.9	128	46.5	28	10.2	16	5.8	275	316,900	347,443
Year-to-date 2007	0	0.0	19	15.1	71	56.3	27	21.4	9	7.1	126	349,900	376,608

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
June 2008	0	0.0	1	10.0	1	10.0	4	40.0	4	40.0	10	486,700	557,760
June 2007	1	12.5	0	0.0	4	50.0	1	12.5	2	25.0	8	--	--
Year-to-date 2008	2	4.4	3	6.7	10	22.2	9	20.0	21	46.7	45	489,900	496,287
Year-to-date 2007	1	2.4	1	2.4	10	23.8	19	45.2	11	26.2	42	459,400	495,852
Rideau													
June 2008	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
June 2007	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	2	10.5	9	47.4	3	15.8	5	26.3	19	350,000	460,500
Year-to-date 2007	0	0.0	3	21.4	5	35.7	2	14.3	4	28.6	14	347,900	461,064
Osgoode													
June 2008	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	--	--
June 2007	0	0.0	0	0.0	2	16.7	6	50.0	4	33.3	12	454,900	499,050
Year-to-date 2008	2	2.7	3	4.1	18	24.7	14	19.2	36	49.3	73	498,000	495,108
Year-to-date 2007	4	6.5	3	4.8	13	21.0	28	45.2	14	22.6	62	429,000	515,544
Clarence-Rockland City													
June 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2007	6	46.2	6	46.2	1	7.7	0	0.0	0	0.0	13	265,000	260,946
Year-to-date 2008	17	29.3	23	39.7	18	31.0	0	0.0	0	0.0	58	269,450	280,298
Year-to-date 2007	23	37.1	32	51.6	6	9.7	1	1.6	0	0.0	62	260,550	263,515
Russell Township													
June 2008	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
June 2007	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2008	4	10.3	12	30.8	21	53.8	1	2.6	1	2.6	39	310,000	318,282
Year-to-date 2007	0	0.0	11	39.3	14	50.0	3	10.7	0	0.0	28	309,850	319,997
Ottawa-Gatineau CMA (Ontario portion)													
June 2008	7	2.6	47	17.5	119	44.4	54	20.1	41	15.3	268	363,400	398,044
June 2007	7	3.3	40	19.0	88	41.9	48	22.9	27	12.9	210	371,900	396,612
Year-to-date 2008	34	2.6	246	18.5	600	45.0	272	20.4	181	13.6	1,333	359,900	398,990
Year-to-date 2007	38	3.7	142	13.7	470	45.2	274	26.4	115	11.1	1,039	369,600	399,325

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2008						
Submarket	June 2008	June 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	399,906	407,102	-1.8	407,106	410,539	-0.8
Ottawa, Vanier, Rockcliffe	--	610,183	n/a	785,759	544,676	44.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	411,849	391,743	5.1	407,208	388,091	4.9
Gloucester inside greenbelt	--	--	n/a	395,924	449,550	-11.9
Gloucester outside greenbelt	375,395	391,740	-4.2	407,486	396,437	2.8
Kanata	470,061	463,629	1.4	396,660	404,414	-1.9
Cumberland	355,867	330,670	7.6	339,840	342,564	-0.8
Goulbourn	339,141	329,305	3.0	347,443	376,608	-7.7
West Carleton	557,760	--	n/a	496,287	495,852	0.1
Rideau	--	--	n/a	460,500	461,064	-0.1
Osgoode	--	499,050	n/a	495,108	515,544	-4.0
Clarence-Rockland City	--	260,946	n/a	280,298	263,515	6.4
Russell Township	--	--	n/a	318,282	319,997	-0.5
Ottawa-Gatineau CMA (Ontario Portion)	398,044	396,612	0.4	398,990	399,325	-0.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) June 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,129	1,842	1,814	62.2	283,199	6.9	287,716
	March	1,099	-16.6	1,132	1,969	1,838	61.6	288,152	4.9	286,462
	April	1,580	0.7	1,180	2,776	1,977	59.7	295,909	6.7	285,950
	May	1,913	2.5	1,325	2,971	2,170	61.1	296,580	7.3	292,162
	June	1,710	2.6	1,260	2,482	2,086	60.4	298,336	6.8	292,423
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	5,102	6.8		7,158			277,647	6.3	
	Q2 2008	5,203	2.0		8,229			296,953	7.0	
	YTD 2007	8,239	6.0		13,257			273,971	6.4	
	YTD 2008	7,967	-3.3		13,668			293,076	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65	167.2	113.4	491	5.0	72.0	933
	June	710	6.95	7.15		114.0	494	5.4	72.8	942
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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